

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-24986 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: API NEVADA PROPERTIES, INC. - Request for a Major Amendment to an existing Site Development Plan Review (SDR-13532) TO DECREASE PARKING FOR A PROPOSED PLAZA at 233 South Fourth Street (APN 139-34-610-029), C-2 (General Commercial) Zone, Ward 3 (Reese)

C.C.: 12/05/2007

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Support postcard

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES;
(Against-RICHARD TRUESDELL, SAM DUNNAM); (Abstain-None); (Did Not Vote-None);
(Excused-STEVEN EVANS)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated he could not support the parking reduction and recommended denial.

SHAWN MITCHELL, 4750 W. Flamingo Road, appeared on behalf of the applicant. He referenced a previous Site Development Plan which was administratively approved and the

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subsequent discovery of several major discrepancies. Several modifications were made resulting in the latest Site Development Plan based on the reduction in parking.

TODD FARLOW, 240 N. 19th Street, asked the applicant to explain the intended use for the Plaza.

JASON JONES, 4750 W. Flamingo, explained that a convention facility is proposed and will feature bus and auxiliary parking.

COMMISSIONER TRUESDELL asked MR. MITCHELL to provide more specific detail. MR. MITCHELL explained that the applicant had another location that was used as a training center and eventually encompassed a convention facility. In their quest to expand, they purchased the current site which will be used for exhibitions, rentable conference and convention facilities.

COMMISSIONER TROWBRIDGE asked about the amenities of the facility in addition to how the vehicular traffic would be controlled. MR. MITCHELL noted that full kitchen facilities are available onsite to handle catering needs. As for delivery vehicles, charter and shuttle vehicles accommodations would be provided. COMMISSIONER TROWBRIDGE asked about the turning radius in relation to the narrow alleyway. BART ANDERSON, Public Works Department, stated that the issue is addressed in Condition 13. He added that there are no guarantees whether the traffic pattern will be workable until the Traffic Queuing Analysis is submitted and accepted.

COMMISSIONER TROWBRIDGE further questioned how the parking agreement with two of the neighboring parking lots would work. MR. JONES stated that there is a guarantee for a set amount of parking spots. He further clarified that the agreements also specify the limitations on vehicle types.

CHAIRMAN DAVENPORT declared the Public Hearing closed.